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DK W BK 629 PG 684  
DESDOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

PREPARED BY AND RETURN TO:  
SLOCUM LAW FIRM, P.L.L.C.  
329 Tate Street  
Senatobia, MS 38668  
Phone: (662) 301-0035

GRANTORS' ADDRESS AND PHONE:  
12160 Lee Road  
Byhalia, MS 38611  
PHONE: 901-489-5249  
PHONE: N/A

GRANTEE'S ADDRESS AND PHONE:  
1490 Lee Road  
Byhalia, MS 38611  
PHONE: 901-896-9725  
PHONE: N/A

Property Location: Sections 7 , Township 3, Range 5; Section 12, Township 3,  
Range 6  
Parcel Nos.: A portion of 3053-07000-00007.00, and a portion of 3061-12000-  
00004.00

WARRANTY DEED

BETTY LEE ELDER, ET AL

TO

DENNIS M. TREADWAY, ET UX

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00)  
and other good and valuable considerations, the receipt and  
sufficiency of all of which is hereby acknowledged, I, Ed King, as  
Administrator of the Estate of Virginia Ellen Elder King, which is

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pending in Cause No.: 09-05-1066 in the office of the Chancery Clerk of Desoto County, Mississippi and pursuant to a powers of attorney for Betty Lee Elder, also known as Betty Lou Lee, recorded in Book 130 at Page 592 and Book 136 at Page 375 in the office of the Chancery Clerk of Desoto County, Mississippi, do hereby SELL, CONVEY, AND WARRANT unto DENNIS M. TREADWAY and wife, DENISE E. TREADWAY, as tenants by the entirety with full rights of survivorship and not as tenants in common, all my right, title and interest in and to the land lying and being situated in Desoto County, Mississippi, described as follows, to-wit:

34.354 acres of land having 33.750 acres located in the Southeast Quarter of Section 12, Township 3 South, Range 6 West and 0.604 acres located in the Southeast Quarter of Section 7, Township 3 South, Range 5 West, Desoto County, Mississippi and described as follows:

Commence at a 2 inch iron pipe found at the southeast corner of the Section 12, Township 3 South, Range 6 West; thence North 00 degrees 13 minutes 21 seconds East a distance of 978.53 feet to a ½" iron rod set and the POINT OF BEGINNING; thence generally with a wire fence and terrace the following 15 calls: North 84°01'43" West a distance of 204.09 feet to a ½" iron rod set; thence South 81°32'43" West a distance of 140.70 feet to a ½" iron rod set; thence North 00°10'47" West a distance of 116.35 feet to a ½" iron rod set; thence North 75°16'45" West a distance of 218.38 feet to a ½" iron rod set; thence North 73°35'38" West a distance of 166.05 feet to a ½" iron rod set; thence North 83°29'11" West a distance of 283.33 feet to a ½" iron rod set; thence North 81°03'18" West a distance of 257.94 feet to a ½" iron rod set; thence South 84°47'38" West a distance of 214.12 feet to a ½" iron rod set; thence North 65°59'30" West a distance of 180.72 feet to a ½" iron rod set; thence North 16°02'40" East a distance of 99.07 feet to a ½"


iron rod set; thence North 47°06'23" East a distance of 493.67 feet to a ½" iron rod set; thence South 58 degrees 53 minutes 14 seconds East a distance of 93.40 feet to a ½" iron rod set; thence North 54°05'29" East a distance of 501.46 feet to a ½" iron rod set; thence North 34 degrees 59 minutes 55 seconds East a distance of 142.09 feet to a ½" iron rod set; thence North 29°24'47" East a distance of 639.75 feet to a ½" iron rod set in an old road bed on the north line of the Southeast Quarter of Section 12; thence South 89°39'54" East a distance of 453.72 feet to a ½" iron rod set on the southern 40 foot right of way of Lee Road; thence with a curve turning to the left with an arc length of 79.90 feet having a radius of 204.08 feet with a chord bearing of South 79°17'43" East and a chord length of 79.39 feet to a ½" iron rod set; thence South 30°59'42" West a distance of 312.29 feet to a ½" iron rod set; thence generally with a wire fence the following 5 calls: South 02°36'43" West a distance of 390.57 feet to a ½" iron rod set; thence North 79°13'19" West a distance of 30.72 feet to a ½" iron rod set; thence South 06°57'16" West a distance of 165.53 feet to a ½" iron rod set; thence South 79°07'14" East a distance of 58.25 feet to a ½" iron rod set on the section line between Section 12, Township 3 South, Range 6 West and Section 7, Township 3 South, Range 5 West; thence South 00°13'21" West a distance of 851.56 feet to a ½" iron rod set, which is the POINT OF BEGINNING having an area of 34.354 acres.

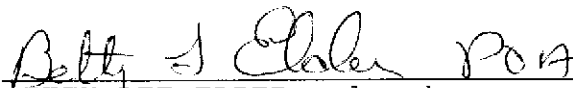
This description was prepared from a survey performed by Professional Land Services, Inc. located in Ripley, Mississippi on March 12, 2010. All bearings and distances are True Bearings as determined from a GPS observation having a geodetic location of Latitude 34 degrees 50 minutes 08.8 seconds (North) and Longitude of 89 degrees 46 minutes 44.2 seconds (West) for bearing orientation.

There is excepted from the warranty of this deed the 2010 assessments and liens, which attached by operation of law on January 1, 2010, but which taxes are not due and payable until on or before January 1, 2011; any encroachments or matters which a current and accurate survey of said real property might disclose;

any road and/or utility easements or rights-of-way lying in, on, over, or across said real property; and the zoning and/or subdivision ordinances and/or regulations of Desoto County, Mississippi. Also excepted from the warranty of this deed are any oil, gas or other minerals or mineral rights which may have been conveyed, retained or reserved by any of the predecessors in title.

WITNESS MY SIGNATURE on this the 29<sup>th</sup> day of March, 2010.

  
 ED KING, Administrator of the  
 Estate of Virginia Ellen Elder  
 King, Deceased

  
 BETTY LEE ELDER, also known as  
 BETTY LOU LEE, by Ed King by  
 virtue of Powers of Attorney  
 recorded in Book 130 at Page  
 592 and Book 136 at Page 375 in  
 the office of the Chancery  
 Clerk of Desoto County,  
 Mississippi

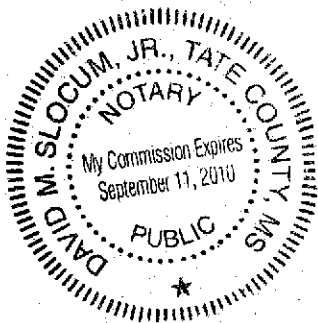
STATE OF MISSISSIPPI

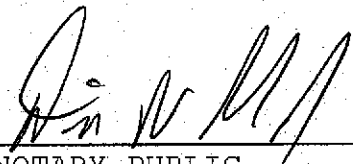
COUNTY OF TATE

PERSONALLY appeared before me, the undersigned authority in and for the county and state aforesaid, ED KING, Administrator of the Estate of Virginia Ellen Elder King, deceased, who did acknowledge to me that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed after having been duly authorized so to do.

GIVEN under my hand and official seal of office on this the 29th of March, 2010.

(SEAL)



  
NOTARY PUBLIC

STATE OF MISSISSIPPI

COUNTY OF TATE

PERSONALLY appeared before me, the undersigned authority in and for the county and state aforesaid, ED KING, as Power of attorney for BETTY LEE ELDER, also known as BETTY LOU LEE, who did acknowledge to me that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed.

GIVEN under my hand and official seal of office on this the 29<sup>th</sup> of March, 2010.

  
\_\_\_\_\_  
NOTARY PUBLIC

